128.0	0002	0034.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,061,400 / 1,061,400
					USE VALUE:	1,061,400 / 1,061,400
					ASSESSED:	1,061,400 / 1,061,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-10	SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC MENIMEN PAUL F--TRUSTEE
Owner 2:	MC MENIMEN REALTY TRUST
Owner 3:	
Street 1:	10 SCHOOL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 3025 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5962.000	576,600	5,700	479,100	1,061,400
Total Card	0.137	576,600	5,700	479,100	1,061,400
Total Parcel	0.137	576,600	5,700	479,100	1,061,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.88 | /Parcel: 350.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 83019
GIS Ref:
GIS Ref:
Insp Date: 05/05/18

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0034.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	576,900	5700	5,962.	479,100	1,061,700	1,061,400	Year End Roll	12/18/2019
2019	104	FV	424,800	5700	5,962.	449,100	879,600	879,600	Year End Roll	1/3/2019
2018	104	FV	428,700	5700	5,962.	371,300	805,700	805,700	Year End Roll	12/20/2017
2017	104	FV	402,700	5700	5,962.	341,400	749,800	749,800	Year End Roll	1/3/2017
2016	104	FV	402,700	5700	5,962.	311,400	719,800	719,800	Year End	1/4/2016
2015	104	FV	360,100	5700	5,962.	305,400	671,200	671,200	Year End Roll	12/11/2014
2014	104	FV	360,100	5700	5,962.	283,900	649,700	649,700	Year End Roll	12/16/2013
2013	104	FV	374,200	5700	5,962.	270,100	650,000	650,000		12/13/2012

!10021!

PRINT

Date	Time
12/11/20	00:23:25

LAST REV

Date	Time
06/11/18	10:12:40

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10021

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCMENIMEN PAUL	21983-570		4/29/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	83019
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/2009	1229	Manual	3,800					
2/1/2001	61	Dormers	22,000	O				3RD FLOOR DORMER-B
8/10/1998	530	Redo Kit	15,000					REMODEL KITCHENS/B
5/1/1995	219		8,500					ENCLOSE PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2018	Inspected	BS	Barbara S
4/18/2018	MEAS&NOTICE	CC	Chris C
1/20/2009	Meas/Inspect	336	PATRIOT
8/22/2001	Permit Visit	PM	Peter M
12/1/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 479,087 | Spl Credit | Total: 479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	35
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99710739
Const Adj.:	0.98000199
Adj $ / SQ:	166.118
Other Features:	127871
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708331
Depreciation:	131749
Depreciated Total:	576581

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	8	5	M
Totals			
2	13	7	

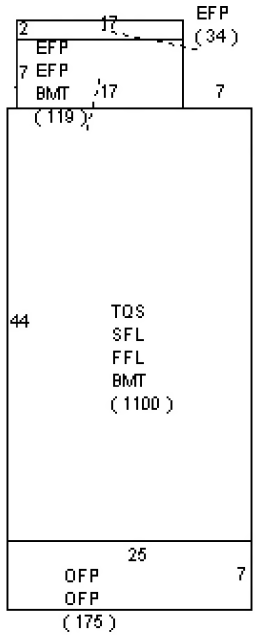
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.12
Special Features:	0	Val/Su Net:	118.50
Final Total:	576600	Val/Su SzAd	190.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,219	49.840	60,750
FFL	First Floor	1,100	166.120	182,730
SFL	Second Floor	1,100	166.120	182,730
TQS	3/4 Story	825	166.120	137,048
OFP	Open Porch	350	20.790	7,277
EFP	Enclos Porch	272	36.490	9,925
	Net Sketched Area:	4,866	Total:	580,460
Size Ad	3025	Gross Are	5141	FinArea 3025

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 128.0-0002-0034.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X19	G	AV	1960	5.55	T	40.8	104			600			600
3	Garage	D	Y	1	20X20	A	AV	1928	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700